



CPED STAFF REPORT

Prepared for the Heritage Preservation Commission

HPC Agenda Item #1
July 8, 2014
BZH-28149

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 400 2nd Street Southeast
Project Name: Pillsbury "A" Mill Machine Shop Rehabilitation
Prepared By: [John Smoley](#), Ph.D., City Planner, (612) 673-2830
Applicant: Schaffer Richardson
Project Contact: Amanda Janzen, 612-359-5845
Ward: 3
Neighborhood: Marcy Holmes
Request: To rehabilitate the Pillsbury "A" Mill Machine Shop for a new office use
Required Applications:

Certificate of Appropriateness	To structurally stabilize the southeast corner of the building; To repair and replace masonry; To repair and replace windows and doors; To install new window openings; To install signage; To replace the south wall; To replace the roof; To install interior aluminum storm windows; and To replace the HVAC system.
Historic Variance	To install rooftop and ground-mounted mechanical equipment with no screening; and To amend application # BZH-27254, a Historic Variance to reduce the number of parking spaces required by the Zoning Ordinance for the properties located at 301 Main Street SE, 413 Main Street SE, 300 2nd Street SE, 400 2nd Street SE, and 100 3rd Avenue SE from 290 spaces to 260 spaces, by now increasing the required parking for the machine shop from 0 spaces to 26 spaces, with the difference to be made up by reducing the required residential parking from 260 to 235 spaces and utilizing one additional space provided on the originally approved site plan.
Demolition of Historic Resource	n/a

Date Application Deemed Complete	April 21, 2014	Date Extension Letter Sent	n/a
End of 60-Day Decision Period	June 20, 2014	End of 120-Day Decision Period	August 19, 2014

HISTORIC PROPERTY INFORMATION

Current Name	Pillsbury “A” Mill Machine Shop
Historic Name	Pillsbury “A” Mill Machine Shop
Historic Address	400 2 nd ST SE
Original Construction Date	1916
Historic Use	Industrial
Current Use	Vacant Industrial
Proposed Use	Office

CLASSIFICATION

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	Significant events, city identity, architecture, and engineering
Date of Local Designation	1971
Date of State Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	St. Anthony Falls Historic District Design Guidelines

SUMMARY

BACKGROUND. In 1971 the city’s and state’s first historic district, the St. Anthony Falls Historic District, was designated. At the heart of this district lies one of Minneapolis’ three National Historic Landmarks: the Pillsbury “A” Mill. The subject property, the “A” Mill’s machine shop, is a contributing resource in the city, state, and federal St. Anthony Falls Historic District, but lies outside of the National Historic Landmark boundaries for the Pillsbury “A” Mill. Constructed in 1916, the machine shop embodies the historically significant industrial design and function of the longest working mill at the Falls.

On April 27, 2012 the Minneapolis City Council granted a Historic Variance to reduce the number of parking spaces required by the Zoning Ordinance for the properties located at not only the subject property, 400 2nd Street SE, but also 301 Main Street SE, 413 Main Street SE, 300 2nd Street SE, and 100 3rd Avenue SE from 290 spaces to 260 spaces. The Council specifically stipulated that none of the parking spaces approved as part of the larger redevelopment of the “A” Mill were to be used for the machine shop, whose rehabilitation and reuse were not reviewed at that time.

APPLICANT’S PROPOSAL. The property is zoned C3A/Community Activity Center District, MR/Mississippi River Critical Area Overlay, SH/Shoreland Overlay District, and UA/University Area Overlay District. The applicant wishes to rehabilitate the building for office use. The proposal requires two Historic Variances and a Certificate of Appropriateness.

Zoning Code section 535.70 requires mechanical equipment installed on or adjacent to structures be screened to minimize visual impact, with exceptions being granted to minor, single family residential, and industrial equipment. The applicant seeks a Historic Variance to install rooftop HVAC equipment and a

ground-mounted transformer with no screening. Heritage Preservation Regulations section 599.490 provides the Heritage Preservation Commission with the authority to recommend departure from the literal requirements of any of the applicable zoning regulations through the Historic Variance application process. The applicant applied for a Historic Variance, rather than a zoning Variance, on the contention that the district's industrial heritage warrants a departure from the literal requirements of the Zoning Code.

Application # BZH-27254, a Historic Variance to reduce the number of parking spaces required by the Zoning Ordinance for the properties located at 301 Main Street SE, 413 Main Street SE, 300 2nd Street SE, 400 2nd Street SE, and 100 3rd Avenue SE from 290 spaces to 260 spaces, specifically stipulated that none of the 260 approved parking spaces were to be used for the machine shop. The applicant has applied for a Historic Variance to increase the required parking for the machine shop from 0 spaces to 26 spaces, with the difference to be made up by reducing the required residential parking from 260 to 235 spaces and utilizing one additional space provided on the originally approved site plan.

The applicant also seeks to structurally stabilize the machine shop's southeast corner; repair and replace masonry; repair and replace windows and doors; install new window openings; install signage; replace the south wall; replace the roof; install exterior and interior aluminum storm windows; and replace the HVAC system. Heritage Preservation Regulations section 599.320 requires a Certificate of Appropriateness approved by the Heritage Preservation Commission for any alteration of a landmark, such as the proposed rehabilitation of the subject property.

The applicant has requested a continuance to the August 19, 2014 meeting to complete Part II of their National Park Service review of the proposed federal and state historic preservation tax credit application. This date coincides with the end of the 120-day decision period during which local governments must process written requests related to zoning or other governmental approval of an action pursuant to state statute 15.99. In accordance with this statute, the applicant has requested in writing an extension of this time limit, which the City of Minneapolis has granted.

PUBLIC COMMENTS. Staff has received no comments on the proposal.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission continue the project three cycles to the August 19, 2014 meeting of the Heritage Preservation Commission.